

To the Members of the California State Assembly:

I am returning Assembly Bill 926 without my signature.

The proponents of this bill make a reasonable argument that an increase is needed to the penalty imposed on property owners that fail to respond to a request from the county assessor regarding a property transfer. This penalty has not changed in 25 years, despite tremendous increases in property values.

However, I am concerned that current procedures do not adequately ensure property owners actually receive requests from county assessors in a timely manner. It is inappropriate to raise penalties against property owners for not responding within a proscribed timeframe unless there is a reasonable assurance that the owners received the request in the first place.

I encourage the proponents of this bill and property owners to develop procedures to ensure requests are appropriately delivered and received before penalties for failure to respond are levied.

Sincerely,

Arnold Schwarzenegger